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**FAYETTE COUNTY PLANNING & ZONING DEPARTMENT**

140 Stonewall Avenue West, Suite 202

Fayetteville, Georgia 30214

Fax Number: 770-305-5305 or 5258

Pete Frisina, Director of Community Development 770-305-5160

Dennis Dutton, Zoning Administrator 770-305-5161

Robyn Wilson, Zoning Coordinator 770-305-5162

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**REZONING APPLICATION**

**PETITION TO THE FAYETTE COUNTY BOARD OF COMMISSIONERS  
REQUESTING A REVISION TO THE OFFICIAL ZONING MAP**

APPLICATIONS FOR REZONING MUST BE FILED BY THE PROPERTY OWNERS  
OR BY THE AUTHORIZED AGENT OF THE PROPERTY OWNERS.

Rezoning requests require a total of two (2) public hearings: one by the Planning Commission (1<sup>st</sup> reading and recommendation vote on the 1<sup>st</sup> Thursday of the month) and another public hearing by the Board of Commissioners (2<sup>nd</sup> reading and final decision on the 4<sup>th</sup> Thursday of the month). Public hearings are held at the Fayette County Administrative Complex at Stonewall (located at the southwest corner of Hwy 54 and GA 85 in downtown Fayetteville) on the first floor in the Public Meeting Room (near the park fountain) and hearings begin at 7:00 p.m.

**PLANNING COMMISSION MEMBERS**

Doug Powell  
Al Gilbert  
Bill Beckwith  
Jim Graw  
Tim Thoms

**BOARD OF COUNTY COMMISSIONERS**

Jack Smith  
Herb Frady  
Eric Maxwell  
Robert Horgan  
Lee Hearn

**REZONING APPLICATION FILING FEES**

(based on number of acres to be rezoned)

0 to 5 Acres	\$250.00*
6 to 20 Acres	\$350.00*
21 to 100 Acres	\$450.00*
101 or more Acres	\$550.00*

**COPIES OF ORDINANCES**

(available at Zoning Dept/Suite 202-A)

ZONING ORDINANCE	\$ 5.00
SUBDIVISION REGS.	\$ 5.00
DEVELOPMENT REGS.	\$10.00
SIGN ORDINANCE	\$ 3.00

\*An additional \$20.00 deposit is required (per public hearing sign posted on property). Staff is required to post one (1) public hearing sign per each road frontage of the property to be rezoned. If the sign frame(s) is returned to the Zoning Department within five (5) working days of the last applicable public hearing, the sign deposit can be reimbursed to the applicant. **The application filing fee and sign deposit may be combined on one (1) check made payable to Fayette County.** Application filing fees may be refunded ONLY when an application request is withdrawn in writing by the applicant PRIOR TO placement of the legal advertisement for said public hearing request (at least 15 days before scheduled Planning Commission public hearing).

**APPLICATION FILING DEADLINE IS 12:00 NOON ON THE DEADLINE DATE**  
**(NO EXTENSIONS OF DEADLINE)**

If the first (1<sup>st</sup>) of the month is on a weekend or holiday,  
the application filing deadline is extended to the next business day.

**HEARING SCHEDULE FOR 2010-2011 REZONING APPLICATIONS**

(Dates are subject to change with notice. If a hearing falls on a holiday, a new hearing date will be announced)

<b><u>APPLICATION FILING DEADLINE (noon)</u></b>	<b><u>PLANNING COMMISSION HEARING DATE (1<sup>st</sup> Thurs.)</u></b>	<b><u>BOARD OF COMMISSIONERS HEARING DATE (4<sup>th</sup> Thurs.)</u></b>
November 2, 2009	December 3, 2009	January 14, 2010
December 1, 2009	January 7, 2010	January 28, 2010
January 4, 2010	February 4	February 25
February 1	March 4	March 25
March 1	April 1	April 22
April 1	May 6	May 27
May 3	June 3	June 24
June 3	July 1	July 22
July 1	August 5	August 26
August 2	September 2	September 23
September 1	October 7	October 28
October 1	November 4	December 9
November 1	December 2	January 13, 2011
December 1, 2010	January 6, 2011	January 27, 2011

**Section 3-68** of the Zoning Ordinance: Definition of **Lot Width, Minimum**. The minimum distance between side lot lines measured along the front minimum building line for a depth of at least eighty (80) feet.

**Section 5-13. Street Frontage for Access.** (Amended 8/26/99)

- A. For access purposes, all residential or non-residential lots must have frontage on a street and/or a cul-de-sac that is either:
  - 1. Deeded to the County through a recorded warranty deed; or
  - 2. County or State-maintained; or
  - 3. Deeded to a homeowner=s association through a recorded warranty deed which the owner of any lot within the subdivision is required to join.
- B. All residential lots are required to have a continuous minimum lot width of 100 feet from the front property line to the building line and at least 100 feet of immediate street frontage on a street described in subsection A. above unless:
  - 3. The lot is ALandlocked Property@ as provided in Section 5-14; or
  - 2. The lot is one of four (4) or less lots located on the turn-around portion of the cul-de-sac. Each lot which fully abuts the turn-around portion of the cul-de-sac must have a minimum of fifty (50) feet of street frontage. There shall be a maximum of four (4) lots which fully abut the cul-de-sac. In addition, if fifty percent (50%) or more of the frontage of a lot abuts the turn-around portion of a cul-de-sac, then that lot shall be classified as a cul-de-sac lot. (Amended 8/26/99)
- C. For access purposes, all nonresidential lots are required to have a least a continuous lot width of 125 feet from the front property line to the building line and at least 125 feet of frontage on a street described in subsection A. above unless:
  - 1. The lot is ALandlocked Property@ as provided in Section 5-14; or
  - 2. The lot is one of four (4) or less lots located on the turn-around portion of the cul-de-sac. Each lot which fully abuts the turn-around portion of the cul-de-sac must have a minimum of fifty (50) feet of street frontage. There shall be a maximum of four (4) lots which fully abut the cul-de-sac. In addition, if fifty percent (50%) or more of the frontage of a lot abuts the turn-around portion of a cul-de-sac, then that lot shall be classified as a cul-de-sac lot. (Amended 8/26/99)

**Section 5-14. Landlocked Property.** In the event property is landlocked as of the effective date of this Ordinance (11/13/80), the property owner shall be entitled to one (1) building permit, provided:

- A. No other principal building exists or is being constructed on said property;
- B. No other valid building permit has been issued prior to the effective date of this Ordinance and is currently valid;
- C. The property was and continues to be under single ownership since the effective date of this Ordinance;
- D. The property owner has acquired a twenty (20) foot easement to a County maintained street, and said easement has been duly recorded and made a part of the property deed; and
- E. In the event said property is divided into two (2) or more tracts, no further building permits shall be issued until such time as there exists a street meeting all of the requirements as specified in the Fayette County Subdivision Regulations.

**Section 8-52. of the Development Regulations: Residential Access.**

- A. **Residential Driveway Cuts.** On residential lots, one (1) driveway cut shall be permitted subject to the following conditions:
  - 1. The property has a minimum of 100 feet of immediate road frontage; and
  - 2. The minimum requirements for horizontal sight distance contained in Section 8-55.1 have been met.
- B. **Exceptions.** The lot is located on the turn-around portion of a cul-de-sac; no more than four (4) lots shall fully abut the turn-around portion of a cul-de-sac. Each lot which fully abuts the turn-around portion of the cul-de-sac must have a minimum of fifty (50) feet of street frontage.
- C. **Multiple-frontage lot.** When a lot has multiple frontages, the driveway cut(s) shall be located on the street with the lowest functional classification in accordance with Section 8-47.

## CHECKLIST OF ITEMS REQUIRED TO BE SUBMITTED FOR REZONING REQUEST

*(All applications/documentation must be complete at the time of application submittal or the application will not be accepted)*

- \_\_\_\_\_ A. Application form and all required attachments (pages 10-17) completed, signed, and notarized (if applicable).
- \_\_\_\_\_ B. Latest recorded Warranty Deed, including legal description of the boundaries of the subject property to be rezoned.
- \_\_\_\_\_ C. Boundary Survey, drawn to scale, showing north arrow, land lot and district, dimensions, and street location of the property, prepared (signed & sealed) by an engineer or land surveyor. Items C. and D. may be combined on same plat. (3 copies if separate from Conceptual Plan).
- \_\_\_\_\_ D. Conceptual Plan (20 copies). The Conceptual Plan is not required to be signed and sealed by a registered surveyor, engineer or architect. The Conceptual Plan may be prepared on the boundary line survey, however it is required to be drawn to scale, and include all applicable items below:
  - \_\_\_\_\_ 1. The total area of the subject property to be rezoned (to the nearest one-hundredth of an acre), the existing zoning district(s) of the subject property, and the area within each zoning district if more than one district.
  - \_\_\_\_\_ 2. All proposed use(s) for the subject property to be rezoned.
  - \_\_\_\_\_ 3. Name, address and daytime telephone number of the owner(s) of subject property to be rezoned and/or authorized agent.
  - \_\_\_\_\_ 4. Approximate location and size of existing structures and improvements on the parcel, if such are to remain. Structures to be removed must be indicated and labeled as such unless demolition or removal will occur prior to applying for a building permit .
  - \_\_\_\_\_ 5. Minimum setbacks from all property lines of subject property, required in the requested zoning district.
  - \_\_\_\_\_ 6. A letter of intent for rezoning to commercial or industrial, including the proposed use. (20 copies)
  - \_\_\_\_\_ 7. Location of all existing and proposed easements and streets on or adjacent to the subject property, indicating width of right-of-way, type and width of existing and proposed easements and centerline of streets.
  - \_\_\_\_\_ 8. All buildings and structures on subject property (principal and accessory) including type (residential, non-residential), floor area, building height, and accessory uses.
  - \_\_\_\_\_ 9. Parking locations, approximate number of parking spaces, area for parking bay and aisle dimensions.
  - \_\_\_\_\_ 10. Landscaped areas and buffers, to include width, general extent and type of materials.
  - \_\_\_\_\_ 11. Areas to be screened for outdoor storage/uses, including the boundaries of area, and type of screening materials.
  - \_\_\_\_\_ 12. Location and dimensions of exits/entrances to the subject property.
  - \_\_\_\_\_ 14. Outdoor lighting to include type of fixtures, intensity and locations.
  - \_\_\_\_\_ 16. On-site stormwater facilities to include detention or retention facilities.
  - \_\_\_\_\_ 17. Approximate location and elevation of the 100-year flood plain (if applicable).

**FAYETTE COUNTY COMMUNITY DEVELOPMENT DIVISION  
STORMWATER MANAGEMENT DEPT. AND PLANNING & ZONING DEPT.  
YIELD PLAN CHECKLIST (Revised 01/26/06)**

**Project:** \_\_\_\_\_

**Applicant:** \_\_\_\_\_

**Planning & Zoning** (Items marked with \* are missing or deficient)

- \_\_\_\_\_ 1. Show name of subdivision, scale of plat (not to exceed 1@ = 100=), north arrow, date, and vicinity map.
- \_\_\_\_\_ 2. Show name, address, and telephone number of owner and/or developer.
- \_\_\_\_\_ 3. Show name, address, and telephone number of the design professional.
- \_\_\_\_\_ 4. Provide registration number, seal, and signature of an engineer, surveyor, or architect license in the State of Georgia.
- \_\_\_\_\_ 5. Show property lines with bearings and distances of subject property. Provide a matching Warranty Deed and legal description of property (this will be used to advertise the property during the rezoning process).
- \_\_\_\_\_ 6. Provide total acreage of tract, acreage in lots, acreage in right-of-way and acreage used for stormwater management. Calculate net density (units/acre) using the total area less the area for R/W and stormwater.
- \_\_\_\_\_ 7. Indicate current zoning and proposed zoning of property. Provide zoning and property owner name and/or subdivision name of all adjacent properties.
- \_\_\_\_\_ 8. Identify all existing structures and label as Ato remain@ or Ato be removed@. Structures to remain must be shown on individual lots and meet all applicable zoning requirements. Provide a note if there are no existing structures on the property.
- \_\_\_\_\_ 9. Show all existing and proposed streets on and adjacent to property. Label R/W widths; provide R/W dedication, as needed.
- \_\_\_\_\_ 10. Show location, purpose, and width of any easements of record. Provide a note if there are no existing easements associated with the property.
- \_\_\_\_\_ 11. Show and dimension all proposed lot lines, lot numbers, and lot sizes to the nearest 1/100th acre.
- \_\_\_\_\_ 12. Show front, side, and rear setback lines as dashed lines. Show minimum lot width at the building line.

**Stormwater Management**

- \_\_\_\_\_ 13. Show existing land contour lines at ten (10) foot intervals. Label the contours. Indicate source of topographic data.
- \_\_\_\_\_ 14. Delineate soil type boundaries per Soil Conservation Service Maps. Include a soil legend. For clarity, this information may be provided on a separate sheet.
- \_\_\_\_\_ 15. Show and label all state waters on or within 200 feet of the project area. Delineate applicable watershed project buffers and setbacks. Show the 1,000-ft watershed protection impact boundary. Provide a note if there are no state waters.
- \_\_\_\_\_ 16. Delineate FEMA 100-year floodplain and the 100-year flood elevation for any ponds, lakes or other man-made flood hazards on the property. Provide a note if there is no floodplain on the property. Reference the FIRM panel number.



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Planning & Zoning Department Resubmit

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Stormwater Management Department Resubmit

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Planning & Zoning Department Approval

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Stormwater Management Department Approval

**Planning & Zoning Department**  
Administrative Complex - Suite 202  
140 Stonewall Avenue, West  
Fayetteville, Georgia 30214  
(T) 770-460-5730 Ext. 5419  
(F) 770-460-8663  
E-mail: [zoning@fayettecountyga.gov](mailto:zoning@fayettecountyga.gov)

**Stormwater Management Department**  
Administrative Complex B Suite 203  
140 Stonewall Avenue, West  
Fayetteville, GA 30214  
(T) 770-460-5730 ext. 5410  
(F) 770-460-8663

## Concept/Development Plan Checklist for C-S

*For requests for C-S zoning only please use the following checklist (in addition to the checklist on pages 7 and 8).*

- \_\_\_\_\_ A delineation of the attributes of the site which will be preserved;
- \_\_\_\_\_ A delineation of the Residential Area and the Conservation Area including the acreage within each area;
- \_\_\_\_\_ Indicate individual lot sizes; including acreage inside/outside of the floodplain;
- \_\_\_\_\_ Uses and improvements planned for the Conservation Area with the acreage devoted to each;
- \_\_\_\_\_ Indicate and label existing structures to remain;
- \_\_\_\_\_ Trails and paths (impervious trails and paths are limited to five percent of the Conservation Area and trails and paths must comply with the Watershed Protection Ordinance in terms of impervious surface requirements);
- \_\_\_\_\_ Picnic areas which can include picnic tables, grills, benches, playground equipment (swing sets, slides, etc.). Picnic Areas are required to be setback 50 feet from any residential property line and are limited to five percent of the Conservation Area;
- \_\_\_\_\_ Community gardens for the use of the residents of the subdivision only;
- \_\_\_\_\_ Horse stables, animal containment areas and training/riding facilities for the use of the residents of the subdivision only are required to be setback 50 feet from any residential property line;
- \_\_\_\_\_ The maintenance of existing orchards and groves including the harvesting of fruit and nuts;
- \_\_\_\_\_ The maintenance of existing pastures including the harvesting of hay;
- \_\_\_\_\_ The maintenance of existing farm fields used for row crops including the harvesting of crops. Said fields must be outside of watershed protection areas as described in the Watershed Protection Ordinance. All areas within a watershed protection area can no longer be used for row crops;
- \_\_\_\_\_ Indicate and label existing residential structures to remain and be used for a community facility;
- \_\_\_\_\_ Indicate and label existing residential structures used for a community facility to remain;
- \_\_\_\_\_ Percentage of the Conservation Area not withstanding the yield plan (at least 40%). This area must be described by metes and bounds;



**APPLICATION TO AMEND  
FAYETTE COUNTY ZONING ORDINANCE**

**PROPERTY OWNERS:** \_\_\_\_\_

**MAILING ADDRESS:** \_\_\_\_\_

**PHONE:** \_\_\_\_\_ **FAX:** \_\_\_\_\_

**AGENT FOR OWNERS:** \_\_\_\_\_

**MAILING ADDRESS:** \_\_\_\_\_

**PHONE:** \_\_\_\_\_ **FAX:** \_\_\_\_\_

**PROPERTY LOCATION:** LAND LOT \_\_\_\_\_ LAND DISTRICT \_\_\_\_\_ PARCEL \_\_\_\_\_  
LAND LOT \_\_\_\_\_ LAND DISTRICT \_\_\_\_\_ PARCEL \_\_\_\_\_

**TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED:** \_\_\_\_\_

**EXISTING ZONING DISTRICT:** \_\_\_\_\_ **PROPOSED ZONING DISTRICT:** \_\_\_\_\_

**ZONING OF SURROUNDING PROPERTIES:** \_\_\_\_\_

**PRESENT USE OF SUBJECT PROPERTY:** \_\_\_\_\_

**PROPOSED USE OF SUBJECT PROPERTY:** \_\_\_\_\_

**LAND USE PLAN DESIGNATION:** \_\_\_\_\_

**NAME AND TYPE OF ACCESS ROAD:** \_\_\_\_\_

**LOCATION OF NEAREST WATER LINE:** \_\_\_\_\_

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**(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER:** \_\_\_\_\_

☐ Application Insufficient due to lack of: \_\_\_\_\_

by Staff: \_\_\_\_\_ Date: \_\_\_\_\_

☐ Application and all required supporting documentation is Sufficient and Complete

by Staff: \_\_\_\_\_ Date: \_\_\_\_\_

**DATE OF PLANNING COMMISSION HEARING:** \_\_\_\_\_

**DATE OF COUNTY COMMISSIONERS HEARING:** \_\_\_\_\_

Received from \_\_\_\_\_ a check in the amount of \$ \_\_\_\_\_ for  
application filing fee, and \$ \_\_\_\_\_ for deposit on frame for public hearing sign(s).

**Date Paid:** \_\_\_\_\_ **Receipt Number:** \_\_\_\_\_

**PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM**  
*(Applications require authorization by ALL property owners of subject property).*

**Name(s) of All Property Owners of Record found on the latest recorded Warranty Deed for the subject property:**

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**Please Print Names**

**Property Tax Identification Number(s) of Subject Property:**\_\_\_\_\_

**(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of \_\_\_\_\_ acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).**

**(I) (We) hereby delegate authority to \_\_\_\_\_ to act as (my) (our) Agent in this rezoning. As Agent, they have the authority to agree to any and all conditions of zoning which may be imposed by the Board.**

**(I) (We) certify that all of the information filed with this application including written statements or showings made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees become part of the official records of the Fayette County Zoning Department and may not be refundable. (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by Fayette County in order to process this application.**

\_\_\_\_\_  
**Signature of Property Owner 1**

\_\_\_\_\_  
**Signature of Notary Public**

\_\_\_\_\_  
**Address**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Signature of Property Owner 2**

\_\_\_\_\_  
**Signature of Notary Public**

\_\_\_\_\_  
**Address**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Signature of Property Owner 3**

\_\_\_\_\_  
**Signature of Notary Public**

\_\_\_\_\_  
**Address**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Signature of Authorized Agent**

\_\_\_\_\_  
**Signature of Notary Public**

\_\_\_\_\_  
**Address**

\_\_\_\_\_  
**Date**

NAME: \_\_\_\_\_ PETITION NUMBER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

**PETITION FOR REZONING CERTAIN PROPERTY IN THE UNINCORPORATED AREAS OF FAYETTE COUNTY, GEORGIA.**

\_\_\_\_\_ affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) \_\_\_\_\_ Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ \_\_\_\_\_ to cover all expenses of public hearing. He/She petitions the above named to change its classification to \_\_\_\_\_.

This property includes: (check one of the following)

☐ See attached legal description on recorded Warranty Deed for subject property or

☐ Legal description for subject property is as follows:

PUBLIC HEARING to be held by the Planning Commission of Fayette County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at 7:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
APPLICANT'S SIGNATURE

**AGREEMENT TO DEDICATE PROPERTY FOR FUTURE RIGHT-OF-WAY**

I/We, \_\_\_\_\_, said property owner(s) of subject property requested to be rezoned, hereby agree to dedicate, at no cost to Fayette County, \_\_\_\_\_ feet of right-of-way along \_\_\_\_\_ as measured from the centerline of the road.

Based on the Future Thoroughfare Plan Map streets have one of the following designations and the Fayette County Development Regulations require a minimum street width as specified below:

Local Street (Minor Thoroughfare)    60 foot right-of-way (30' measured from each side of road centerline)

Collector Street (Major Thoroughfare)        80 foot right-of-way (40' measured from each side of road centerline)

Arterial Street (Major Thoroughfare) 100 foot right-of-way (50' measured from each side of road centerline)

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER

\_\_\_\_\_  
NOTARY PUBLIC

## DEVELOPMENTS OF REGIONAL IMPACT (DRI)

### Rezoning Applicant:

- A. Please review the attached "Developments of Regional Impact Tiers and Development Thresholds" established by the Georgia Department of Community Affairs (DCA) to determine if the proposed project meets or exceeds these thresholds. If the proposed project does not meet the established thresholds (is less than those listed) then skip to section C. below and complete.
- B. If the project does meet or exceed the established thresholds for the type of development proposed, the Georgia Department of Community Affairs (DCA) "Developments of Regional Impact: Request for Review Form" is available online at the following website address: [www.dca.state.ga.us/DRI/](http://www.dca.state.ga.us/DRI/).
- C. I have reviewed and understand the attached "Thresholds: Developments of Regional Impact".
- [    ] The proposed project related to this rezoning request DOES NOT meet or exceed the established DRI thresholds .
- [    ] The proposed project related to this rezoning request DOES meet or exceed the established DRI thresholds and documentation regarding the required DRI Request for Review Form is attached.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

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APPLICANT=S SIGNATURE

## Developments of Regional Impact Tiers and Development Thresholds

Type of Development	Metropolitan Regions	Non-metropolitan Regions
(1) Office	Greater than 400,000 gross square feet	Greater than 125,000 gross square feet
(2) Commercial	Greater than 300 000 gross square feet	Greater than 175,000 gross square feet
(3) Wholesale & Distribution	Greater than 500 000 gross square feet	Greater than 175,000 gross square feet
(4) Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day	Greater than 200 new beds; or generating more than 250 peak hour vehicle trips per day
(5) Housing	Greater than 400 new lots or units	Greater than 125 new lots or units
(6) Industrial	Greater than 500,000 gross square feet; or employing more than 1, 600 workers; or covering more than 400 acres	Greater than 175,000 gross square feet; or employing more than 500 workers; or covering more than 125 acres
(7) Hotels	Greater than 400 rooms	Greater than 250 rooms
(8) Mixed Use	Gross square feet greater than 400,000 (with residential units calculated at 1800 square feet per unit toward the total gross square footage); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein	Gross square feet greater than 125,000 (with residential units calculated at 1800 square feet per unit toward the total gross square footage); or covering more than 40 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
(9) Airports	All new airports runways and runway extensions	Any new airport with a paved runway; or runway additions of more than 25% of existing runway length
(10) Attractions & Recreational Facilities	Greater than 1, 500 parking spaces or a seating capacity of more than 6, 000	Greater than 1, 500 parking spaces or a seating capacity of more than 6, 000
(11) Post-Secondary School	New school with a capacity of more than 2,400 students or expansion by at least 25 percent of capacity	New school with a capacity of more than 750 students or expansion by at least 25 percent of capacity
(12) Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more	New facility or expansion of use of an existing facility by 50 percent or more
(13) Quarries, Asphalt &, Cement Plants	New facility or expansion of existing facility by more than 50 percent	New facility or expansion of existing facility by more than 50 percent
(14) Wastewater Treatment Facilities	New facility or expansion of existing facility by more than 50 percent	New facility or expansion of existing facility by more than 50 percent
(15) Petroleum Storage Facilities	Storage greater than 50, 000 barrels if within 1, 000 feet of any water supply; otherwise storage capacity greater than 200, 000 barrels	Storage greater than 50, 000 barrels if within 1, 000 feet of any water supply; otherwise storage capacity greater than 200, 000 barrels
(16) Water Supply, Intakes/Reservoirs	New Facilities	New Facilities
(17) Intermodal Terminals	New Facilities	New Facilities
(18) Truck Stops	A new facility with more than three diesel fuel pumps; or spaces.	A new facility with more than three diesel fuel pumps; or containing a half acre of truck parking or 10 truck parking spaces.
( 19 ) Any other development types not identified above (includes parking facilities)	1000 parking spaces	1000 parking spaces

## DISCLOSURE STATEMENT

Per Georgia State Law, Sections 36-85-3 and 36-85-4, Official Code of Georgia, Annotated (O.C.G.A.):

Georgia Laws 1986 Session

Page 1271

- 36-85-3. (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more, or made gifts having in the aggregate a value of \$250.00 or more, to a local government official of the local government which will consider the application, it shall be the duty of the applicant and the attorney representing the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (1) The name of the local government official to whom the campaign contribution or gift was made;
  - (2) The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution; and
  - (3) An enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of the application for the zoning change.
- (b) The disclosures required by subsection (a) of the Code section shall be filed within ten days after the application for the rezoning action is first filed.
- 36-85-4. Any local government official knowingly failing to make a disclosure required by Code Section 36-85-2 shall be guilty of a misdemeanor. Any applicant for rezoning action knowingly failing to make any disclosure as required by Code Section 36-85-3 shall be guilty of a misdemeanor.

Section 2. All laws and parts of laws in conflict with this Act are repealed.

Approved April 9, 1986.

<b>FAYETTE COUNTY RESIDENTIAL ZONING DISTRICTS</b>					
<b>ZONING DISTRICT</b>	<b>ZONING SETBACKS</b>	<b>MINIMUM LOT SIZE</b>	<b>MINIMUM HOUSE SIZE</b>	<b>LOT WIDTH AT BUILDING LINE</b>	<b>MAXIMUM HEIGHT</b>
<b>A-R</b>  Agricultural-Residential (Single-Family)	Front - 100' Arterial Front - 100' Collector Front - 75' Local Side - 50' Rear - 75'	5 Acres	1,200 square feet	250'	35 feet  Farm Outbuildings See 6-1., D., 7., b.
<b>EST</b>  Estate Residential District (Single-Family)	Front - 100' Arterial Front - 75' Collector Front - 50' Local Side - 25' Rear - 50'	2.5 Acres	2,500 square feet	160'	35 feet
<b>R-85</b>  Single-Family Residential	Front - 100' Arterial Front - 75' Collector Front - 50' Local Side - 25' Rear - 50'	3 Acres	3,000 square feet	125'	35 feet
<b>R-80</b>  Single-Family Residential	Front - 75' Arterial Front - 75' Collector Front - 50' Local Side - 30' Rear - 50'	3 Acres	2,500 square feet	175'	35 feet
<b>R-78</b>  Single-Family Residential	Front - 100' Arterial Front - 75' Collector Front - 50' Local Side - 25' Rear - 50'	2 Acres	3,000 square feet	125'	35 feet
<b>R-75</b>  Single-Family Residential	Front- 100' Arterial Front- 75' Collector Front- 50' Local Side- 25' Rear- 50'	2 Acres	2,500 square feet	125'	35 feet
<b>R-72</b>  Single-Family Residential	Front - 75' Arterial Front - 75' Collector Front - 50' Local Side - 25' Rear -50'	2 Acres	2,100 square feet	175' Arterial 175' Collector 150' Minor	35 feet
<b>R-70</b>  Single-Family Residential	Front - 75' Arterial Front - 75' Collector Front - 50' Local Side - 25' Rear - 50'	2 Acres	1,500 square feet	175' Arterial 175' Collector 150' Minor	35 feet



<b>FAYETTE COUNTY RESIDENTIAL ZONING DISTRICTS</b>					
<b>ZONING DISTRICT</b>	<b>ZONING SETBACKS</b>	<b>MINIMUM LOT SIZE</b>	<b>MINIMUM HOUSE SIZE</b>	<b>LOT WIDTH AT BUILDING LINE</b>	<b>MAXIMUM HEIGHT</b>
<b>R-55</b>  Single-Family Residential	Front - 100' Arterial Front - 75' Collector Front - 50' Local Side - 25' Rear - 50'	1 Acre* 1.5 Acres**	2,500 square feet	150'	35 feet
<b>R-50</b>  Single-Family Residential	Front - 100' Arterial Front - 75' Collector Front - 50' Local Side - 20' Rear - 30'	1 Acre* 1.5 Acres**	2,100 square feet	150' Arterial 150' Collector 125' Minor	35 feet
<b>R-45</b>  Single-Family Residential	Front - 60' Arterial Front - 60' Collector Front - 40' Local Side - 20' Rear - 40'	1 Acre* 1.5 Acres**	1,800 square feet	125'	35 feet
<b>R-40</b>  Single-Family Residential	Front - 60' Arterial Front - 60' Collector Front - 40' Local Side - 15' Rear - 30'	1 Acre* 1.5 Acres**	1,500 square feet	150' Arterial 150' Collector 125' Minor	35 feet
<b>R-20</b>  Single-Family Residential	Front - 60' Arterial Front - 60' Collector Front - 40' Local Side - 15' Rear - 30'	1 Acre* 1.5 Acres**	1,200 square feet	150' Arterial 150' Collector 125' Minor	35 feet
<b>C-S</b>  Single-Family Residential	Front - 100' Arterial Front - 75' Collector Front - 50' Local Side - 20' Rear - 30'	1 Acre* 1.5 Acres**	2,100 square feet	150' Arterial 150' Collector 125' Minor	35 feet
<b>DR-15</b>  One and Two Family Residential	Front - 50' Arterial Front - 45' Collector Front - 40' Local Side - 10' Rear - 30'	1 Acre* 1.5 Acres**	1,200 square feet Single-Family 1,800 square feet Two-Family	125' Arterial 125' Collector 100' Minor	35 feet

<b>FAYETTE COUNTY RESIDENTIAL ZONING DISTRICTS</b>					
<b>ZONING DISTRICT</b>	<b>ZONING SETBACKS</b>	<b>MINIMUM LOT SIZE</b>	<b>MINIMUM HOUSE SIZE</b>	<b>LOT WIDTH AT BUILDING LINE</b>	<b>MAXIMUM HEIGHT</b>
<b>R-M-F</b>          Multi-Family Residential	Peripheral Front -150' State-number route Front -100' Arterial Front - 80' Collector Front - 60' Local Side - 40' Rear - 40' Minimum 50' building separation	5 Acres Minimum Site  Maximum Density 5 Dwelling Units/ Acre  160 Maximum Units	600 square feet One Bedroom 850 square feet Two Bedrooms 1,200 square feet Three Bedrooms	N/A But Minimum 50' Immediate Frontage On Arterial  40% Maximum Lot Coverage	35 feet
<b>M-H-P</b>      Manufactured Home Park	Front - 15' Side - 4' Rear - 4'	10 Acres Total Site  6,000 square feet per lot		60' Per Lot	****

FAYETTE COUNTY RESIDENTIAL ZONING DISTRICTS					
ZONING DISTRICT	ZONING SETBACKS	MINIMUM LOT SIZE	MINIMUM HOUSE SIZE	LOT WIDTH AT BUILDING LINE	MAXIMUM HEIGHT
<b>PUD-PRD</b>  Planned Unit Development – Planned Residential Development	Front - Varies Side - 15' Rear - 30'	100 Contiguous Acres  Maximum 4 dwelling units/acre attached  Maximum 1 dwelling unit/acre unattached			****
<b>PUD-PIP</b>  Planned Unit Development – Planned Industrial Park	Consistent with M-1 and M-2  Front – 150’	10 Acres			35 feet
<b>PUD-PRL</b>  Planned Unit Development – Planned Retreat or Lodge	Front – 200’ Side – 100’ Rear – 100’	50 Acres Maximum density 1 unit per 10 acres			35 feet

<b>FAYETTE COUNTY RESIDENTIAL ZONING DISTRICTS</b>					
<b>ZONING DISTRICT</b>	<b>ZONING SETBACKS</b>	<b>MINIMUM LOT SIZE</b>	<b>MINIMUM HOUSE SIZE</b>	<b>LOT WIDTH AT BUILDING LINE</b>	<b>MAXIMUM HEIGHT</b>
<b>PUD-PEF</b>  Planned Unit Development – Planned Entertainment Farming	Front – 100’  500’ from any A-R or residential zoning district	100 Acres			35 feet Farm Outbuildings See 6-1.,D., 7.,b.
<b>PUD-POR</b>  Planned Unit Development – Planned Outdoor Recreation		50 Acres			35 feet

\* Where a central water distribution system and a private septic system are provided. (County water/septic)

\*\* Where public water system is not available. (Well/septic)

\*\*\* Where a central sanitary sewage and central water distribution systems are provided. (County water/sewage system)

\*\*\*\* Subject to Development Plan

Minimum road frontage for residential zoned lots, including A-R: 100' (unless on a cul-de-sac: 50' per lot for a total of four (4) lots)

Arterial A street designated to carry traffic within and through the county. (Major thoroughfare)

Collector A street designated to collect traffic from local or other collector streets. (Major thoroughfare)

Local A street designated to carry primarily local or residential traffic. (Minor thoroughfare)

<b>FAYETTE COUNTY NONRESIDENTIAL ZONING DISTRICTS</b>					
<b>ZONING DISTRICT</b>	<b>ZONING SETBACKS</b>	<b>MINIMUM LOT SIZE</b>	<b>LOT WIDTH AT BUILDING LINE</b>	<b>BUFFER</b>	<b>MAXIMUM HEIGHT</b>
<b>O-I</b>  Office- Institutional	F- 75' Arterial F- 70' Collector F- 55' Minor S- 15' R- 15'	1 Acre* 0.5 Acres***	125'	30' required adjacent to residential or A-R zoning districts	40 feet
<b>C-C</b>  Community Commercial	F- 75' Arterial F- 70' Collector F- 65' Minor S- 15' R- 15'	1 Acre* 0.5 Acres***	125'	50' required adjacent to residential or A-R zoning districts	35 feet
<b>C-H</b>  Highway Commercial	F- 75' Arterial F- 70' Collector F- 65' Minor S- 15' R- 15'	1 Acre* 0.5 Acres***	125'	50' required adjacent to residential or A-R zoning districts	35 feet
<b>L-C</b>  Limited Commercial	F- 75' Arterial F- 60' Collector F- 55' Minor S- 15' R- 15'	1 Acre* 1.5 Acres**	125'	50' required adjacent to residential or A-R zoning districts	35 feet
<b>M-1</b>  Light Industrial	F-100' Arterial F- 80' Collector F- 65' Minor S- 25' R- 25'	1 Acre* 0.5 Acres***	125'	75' required adjacent to residential or A-R zoning districts	35 feet
<b>M-2</b>  Manufacturing and Heavy Industrial	F-100' Arterial F- 80' Collector F- 65' Minor S- 25' R- 25'	2 Acres	125'	75' required adjacent to residential or A-R zoning districts	35 feet

Buffer: When the rear or side yard abuts a residential or A-R zoning district, a buffer adjacent to the lot line shall be provided in addition to the required setback. The buffer is measured from the property line and the setback is measured from the buffer.

\* Where a central water distribution system and a private septic system are provided. (County water/septic)

\*\* Where public water system is not available. (Well/septic)

\*\*\* Where a central sanitary sewage and central water distribution systems are provided. (County water/sewage system)

Minimum road frontage for non-residential zoned lots: 125' (unless on a cul-de-sac: 50' per lot for a total of four (4) lots)

Arterial A street designated to carry traffic within and through the county. (Major thoroughfare)

Collector A street designated to collect traffic from local or other collector streets. (Major thoroughfare)

Local A street designated to carry primarily local or residential traffic. (Minor thoroughfare)

**Updated 11/28/06**

## SECTION 5

### THE SUBDIVISION PLAT

#### 5-1 The Preliminary Plat.

- 5-1.1 Title Block. The title block shall show the name of the proposed subdivision, County, State, name. Address, and Georgia registration number of the engineer, surveyor, and/or architect.
- 5-1.2 North Point. The plat shall show the true north point, scale (minimum scale 1" equals 200 feet), total acreage of the site, and total number of residential lots created.
- 5-1.3 Topography. The plat shall show existing contour lines dashed and proposed contour lines solid and both shall be shown at ten (10) foot intervals of elevation, based upon M.S.L. datum. Accuracy shall be within 1/2 contour intervals.
- 5-1.4 Existing Features. The plat shall show the location and names of existing and platted property lines, streets, water courses, railroads, public and private rights-of-way, sewers bridges, culverts, drain pipes, water mains, public utility easement, parks and other public open spaces and names of adjoining property owners or subdivisions.
- 5-1.5 Dedications and Reservations. The plat shall show all parcels of land to be dedicated or reserved for public use including the names, locations and widths of all proposed streets, parks and other public spaces.
- 5-1.6 Lot Lines. The plat shall show all proposed lot lines, lot and block identifications, and building setback lines.
- 5-1.7 Vicinity Map. The plat shall show a vicinity map of such a scale that the subdivision may be readily identified.

5-1.8 State Waters and Wetlands. The plat shall show the delineation of all state waters and jurisdictional wetlands. The wetland delineation shall be made following the procedures established by the U.S. Army Corps of Engineers. The plat shall also include the following certification statement.

I \_\_\_\_\_ of \_\_\_\_\_  
name organization  
do hereby certify that I have field inspected the property know as  
\_\_\_\_\_ on \_\_\_\_\_ and determined that the property  
subdivision name date  
contains does not contain  
jurisdictional wetlands as defined by the U.S. Army Corps of Engineers, and  
contains does not contain  
State Waters as defined in Article VII of Fayette County's Development  
Regulations.

Signature of Qualified Wetland Delineator

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Company Address & Telephone

5-1.9 Soils. The plat shall indicate and delineate the classifications of soils across the property. The soil classification work shall be done following the procedures for Level III soil surveys established in the Georgia Department of Human Resources' current *Manual for On-Site Sewage Management Systems*. The plat shall also include the following certification statement.

I \_\_\_\_\_ do hereby certify that the Level III soil  
name  
survey information provided on this plat was performed by  
\_\_\_\_\_ in accordance with the procedures specified in  
company name  
the Georgia Department of Human Resources' current *Manual for On-Site  
Sewage Management Systems*.

Signature of Soil Classifier

Georgia DHR Registration No. \_\_\_\_\_

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Company Address & Telephone

5-1.10 Completeness. If any of the above facts are omitted or misrepresented on the plat, the Zoning Administrator for the Planning and Zoning Commission may refuse to review



the plat and shall return the plat to the subdivider to be completed or revised.

5-2 The Final Plat.

5-2.1 Sheet Design. The final plat shall conform in general with the preliminary plat and requirements therefore, as set forth in these regulations and shall be drawn in permanent ink on one (1) or more sheets of linen tracing cloth or reproducible plastic measuring seventeen (17) inches by twenty-two (22) inches as per plat book. When two or more sheets are used, a key map shall be shown with each sheet. There shall be a two (2) inch margin on the left end of the plat and one-half (1/2) inch margin on the remaining three sides.

A revision to a recorded plat shall be drawn in permanent ink on a sheet of linen tracing cloth or reproducible plastic measuring a minimum of ten (10) inches by fourteen (14) inches, and if necessary, a maximum of seventeen (17) by twenty-two (22) inches.

5-2.2 Surveyor and Owner Certifications. The following certificates shall be entered on the face of the plat as shown on Figure 1.

I certify that all measurements are correct and were prepared from an actual survey of the property made under my supervision; that monument locations are correctly shown; and, that the property will drain as shown.

Monuments are shown by \_\_\_\_\_

Signed \_\_\_\_\_ (Seal)

Date \_\_\_\_\_

Registered Land Surveyor, Ga.Registration.No. \_\_\_\_\_

We, the undersigned owner(s) and/or mortgagee(s) of the \_\_\_\_\_ Subdivision, hereby offer to dedicate and/or reserve for public use the rights-of-way, easements and other ground shown on this plat.

Owner	Date	Mortgagee	Date
_____	_____	_____	_____
_____	_____	_____	_____

(Ordinance No. 2000-03)

5-2.3 Approvals. The following spaces shall be provided (as shown in Figure 1) in the form listed below for approval by all agencies having jurisdiction:

Approved by Department of Public Health, Fayette County, Georgia,

Date \_\_\_\_\_ Signed \_\_\_\_\_  
Environmental Health Specialist

(Amended 6/23/94)

Final plat approved by County Engineer of Fayette County. All as-built construction plans have been approved.

Date \_\_\_\_\_ Signed \_\_\_\_\_  
County Engineer

(Amended 8/27/87)

Approved by the Fayette County Planning Commission. (Amended 6/23/94)

Date \_\_\_\_\_ Signed \_\_\_\_\_  
Secretary

Approved by the Fayette County Zoning Administrator. (Amended 6/23/94)

Date \_\_\_\_\_ Signed \_\_\_\_\_  
Zoning Administrator

Approved by Fayette County Fire Marshal. All fire hydrant(s) located as shown.  
(Amended 6/23/94)

Date \_\_\_\_\_ Signed \_\_\_\_\_  
Fire Marshal

5-2.4 Surveying. The final plat shall contain the location, bearing, and length of every street line, lot line, boundary line, and easement line, whether curved or straight. All dimensions shall be shown in feet and decimals to the nearest one-hundredth (1/100) of a foot, and all angles shall be shown to the nearest minute. The error of closure shall not exceed third order accuracy, one (1) in five thousand (5000).

5-2.5 Monuments. The final plat shall show the accurate location, material, and description of all monuments. A permanent master bench mark shall be established within the site by transfer of levels, not less than third order accuracy, from the nearest approved bench mark of known elevation (M.S.L.) showing its location on the final plat, and recording its elevation on the final plat to the nearest one-hundredth (1/100) of a foot.

5-2.6 Easements. In addition to the requirements for the preliminary plat as set forth in Section 5-1.4 of these regulations, the final plat will show the location and width of all temporary construction easements (as required by standard engineering practice),

public utility easements and drainage easements where required.

- 5-2.7 Wetlands. The Final Plat shall show all jurisdictional wetlands on the subject properties. The Final Plat shall contain the following statement, as applicable:

*Wetlands shown on this plat are under the jurisdiction of the U.S. Army Corps of Engineers. Property owners may be subject to penalty by law for disturbance to these wetland areas without proper authorization.*

- 5-2.8 Final Plat Application/Checklist.

The final plat shall contain items listed on the Final Plat Checklist available in the Planning & Zoning Department. (Added 6/23/94; Ord. No. 2000-03)

## SECTION 6

### MINIMUM DESIGN STANDARDS

#### 6-1 Block.

- 6-1.1 Non-residential. Blocks for other than residential use shall be of such length and width as may be suitable for their prospective use, including adequate provision for off-street parking and maneuvering space.
- 6-1.2 Residential. The length of residential blocks shall not exceed fifteen hundred (1,500) feet nor be less than four hundred (400) feet. Blocks of more than fifteen hundred (1,500) feet will be permitted if natural or man made barriers such as streams and railroads require blocks of greater size. The depth of residential blocks shall be sufficient to allow two (2) tiers of lots, unless prohibited by natural or man-made barriers, or unless one tier backs on to a line of another person's property, provided that this shall not prevent the inclusion with the subdivision plan of blocks of greater width including super blocks. Super blocks may contain public or joint use areas such as parks and playgrounds and shall be covered by adequate maintenance agreements if not dedicated and accepted for public maintenance.
- 6-1.3 Crosswalks. Rights-of-way for pedestrian crosswalks shall be provided when in the opinion of the Planning Commission, Zoning Administrator, or County Engineer crosswalks are necessary for direct pedestrian access to schools, shopping centers, and parks. The crosswalk right-of-way shall not be less than twenty (20) feet wide. (Ordinance No. 2000-03)

#### 6-2 Easements.

- 6-2.1 Utility. Utility easements for overhead services shall be located at the rear or side of and adjacent to the lot lines and shall be a minimum width of fifteen (15) feet. Where possible, water lines shall be located outside the curb line on the west and south sides of streets; sewer and gas lines shall be on the east and north sides. Wherever public utility easements are planned adjacent to the subdivision tract boundary or phase, they shall be platted within said subdivision or phase thereof.
- Water and sewer lines outside of street rights-of-way shall follow side and rear property lines where possible and shall have a minimum easement width of twenty (20) feet except that a greater width shall be provided where it is determined by the County Engineer that a greater width is necessary for maintenance or construction.
- 6-2.2 Drainage. Drainage easements shall be provided as required by the County Engineer after review of the construction plans.

6-2.3 Dedication of a permanent high-water and maintenance easement to an elevation of 840 feet along Whitewater Creek north of Hood Road is required. (Amended 6/26/86)

6-3 Lots.

6-3.1 Minimum Lot Size. Minimum lot size shall be as prescribed in the Zoning Regulations for the County of Fayette.

6-3.2 Minimum Lot Elevation. The lot area contained within and contiguous to the building walls and for a minimum distance of ten (10) feet measured from all sides of said building, shall have a minimum elevation of three (3) feet above the 100-year flood stage of streams or canals in the particular area being developed based on acceptable engineering procedure and approved by the County Engineer. And that said minimum elevation shall be subject to approval by the Commissioner of Health if it would affect the positioning of the septic system. (Ordinance No. 2000-03)

6-3.3 Contiguous Areas. Each residential lot shall have a minimum contiguous area that is free and clear of zoning buffers and setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind. The required minimum contiguous areas, set forth below, are a function of zoning requirements and minimum lot sizes.

Zoning District	Minimum Contiguous Area Free & Clear (ac)	
A-R	2.0	
EST	1.3	
R-85, R-80	1.5	
R-78, R-75, R-72, R-70	0.9	
R-55, R-50, R-45, R-40, R-20, DR-15, C-S*	0.6	
R-55, R-50, R-45, R-40, R-20, DR-15, C-S**	0.3	

\* Where public water is not available (lots have individual wells)

\*\* Where public water is available

6-4 Building Lines.

**CONTINUE EXISTING SUBDIVISION REGULATIONS. . .**